



Detached house in a quiet, family-friendly area



Price:	140.000 € (≈ 51.003.400 Ft)
Living space:	100 sq. m.
Plot size:	2.700 sq. m.
Type of house:	Detached house
Commission Rate:	Subject to commission: no



Property description:

The house is located in Mesztegyő on a side street leading into a cul-de-sac.

All rooms have been newly plastered (breathable) and painted with high-quality silicate paint.

The windows were replaced in December 2019 (some are triple-glazed) and fitted with fly screens (roller blinds).

The house is entered through the kitchen, which also contains a tiled stove.

From the kitchen, you enter a hallway. Immediately to the left is the bathroom with a toilet and shower.

Next on the left is a bedroom (approx. 17 m²) with a built-in wardrobe. Opposite is a small anteroom, from which you can access the second, smaller bedroom (approx. 10 m²). At the end of the hallway is the living room (approx. 22 m²) with a kind of conservatory (approx. 10 m²) that can be partitioned off. The total living space is approximately 100 m².

The house is dry. Extending from the main house is the summer kitchen (gas stove and sink) and, beyond that, two further small rooms. The house has no basement.

Heating is provided by a Vaillant gas boiler (approx. 7 years old), which also supplies hot water for the shower. The kitchen sink and bathroom sink each have their own water heater.

In the garden: carport, barn (partially basemented), workshop attached to the barn. Pond with water lilies and fish. Weeping willows, birch, larch, sequoia, and other trees. The garden is private and has two wells. This property only makes sense if someone is here for most of the year, especially from spring to late autumn, because of the garden, at least as it is now.

Property size: 2700 m².

Furnishings:	All connections are available.
Location:	The village has: 2 grocery stores, a doctor, a pharmacy, an ice cream parlor, and a small pub. There are good bus connections. Marcali is 9 km away and has good shopping facilities, including Spar, Lidl, Penny, Tesko, and 2 DIY stores.
Miscellaneous:	Have you found a property and want to be sure that the price and condition are right? Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks. Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce. Upon request, our additional services when concluding a search agreement include: - Search profile & suitable property suggestions - Joint viewings - Condition and risk assessment - Support during the purchase process Included in the commission: - Land registry check (encumbrances & ownership) - Referral to a German-speaking lawyer/notary - German translation of the purchase agreement - Transfer of electricity, water, gas, garbage collection, etc. - Property management upon request for the first year Note: The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Remarks:

The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions:

We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous:

Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen Complaints are practically no longer enforceable.

You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert

& Energy advisor (within a radius of Héviz | Keszthely 30 km)

- Support in handling all purchase formalities
- ion of an English-speaking notary (layer)
- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.
- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com







